

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: CARLA SMITH



**Z-06-34**  
Date Filed: 3-13-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3820 Ivy Road, N.E.**, be changed from the R-3 (Single family residential) District to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 63, 17<sup>th</sup> District Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

### LEGAL DESCRIPTION

All that lot, tract, and parcel of land lying and being in Land Lot **63** of the **17th** District of Fulton County, Georgia, said tract being known as **3820 Ivy Road** and containing 4.225 acres more or less as shown on a survey prepared by BH & D Engineering dated, revised 4-26-05, and being more particularly described as follows:

Beginning at a point at the intersection of the western right of way of Ivy Road (50' R/W) with the northern right of way line of Old Ivy Road; thence,

Northerly along the western right of way of Ivy Road (50' R/W) 649' more or less to a point on the western right of way of Ivy Road (50' R/W), said point being the TRUE POINT OF BEGINNING; thence,

N 87° 34' 02" W 858.60' more or less to a point; thence,

N 03° 00' 26" E 205.23' more or less to a point; thence,

S 87° 36' 54" E 476.52' more or less to a point; thence,

N 58° 11' 16" E 55.86' more or less to a point; thence,

S 73° 36' 00" E 137.53' more or less to a point; thence,

S 87° 18' 18" E 255.32' more or less to a point located on the western right of way of Ivy Road (50' R/W); thence,

S 17° 35' 49" W 210.00' more or less along the western right of way of Ivy Road (50' R/W) to a point located on the western right of way of Ivy Road (50' R/W), said point being the TRUE POINT OF BEGINNING.

